



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: May 4, 2006
AGENDA DATE: May 11, 2006
PROJECT ADDRESS: 33 S. Soledad (MST2005-00321)

TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Jan Hubbell, AICP, Senior Planner *MT*
 Chelsey Swanson, Assistant Planner *CS*

I. PROJECT DESCRIPTION

The project consists of the conversion of five existing rental units to five condominium units on a 20,080 square foot lot in the R-2 Zone. All of the units are two-stories with three bedrooms, and have two-car garages.

II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

1. A Tentative Subdivision Map for a one-lot subdivision to create five (5) residential condominium units (SBMC §27.07); and
2. A Condominium Conversion Permit to convert five (5) existing residential units to five (5) condominium units (SBMC §28.88).

III. RECOMMENDATION

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the General Plan. In addition, the size and massing of the structures are not proposed to change and will remain consistent with the surrounding neighborhood. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section VII of this report, and subject to the conditions of approval in Exhibit A.



Vicinity Map – 33 S. Soledad St (one unit not shown on this map)

APPLICATION DEEMED COMPLETE:
DATE ACTION REQUIRED:

March 30, 2006
June 17, 2006

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Jose Luis Esparza, Architect	Property Owner:	Carlos Adame
Parcel Number:	017-183-012	Lot Area:	20,080 sq. ft.
General Plan:	Residential, 12 units/ acre	Zoning:	R-2
Existing Use:	Residential	Topography:	level
Adjacent Land Uses:			
North – Residential		East – Residential	
South – Residential		West – Residential	

B. PROJECT STATISTICS

	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5
Living Area	1,410 sq. ft.	1,410 sq. ft.	1,408 sq. ft.	1,408 sq. ft.	1,944
Garage	428 sq. ft.	428 sq. ft.	427 sq. ft.	427 sq. ft.	505 sq. ft.

V. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks -Front -Interior	15'(single-story portion) 20' (two-story portion) 6'	15'(single-story portion) 20' (two-story portion) 6'	No Changes
Building Height	30'	22'-3"	No Change
Parking	10 spaces	10 covered spaces	No Change
Lot Area Required for Each Unit	3,500 sq. ft./ unit	4,016 sq. ft./ unit	No Change
Open Yard	1,250 sq. ft.	3,772 sq. ft.	No Change
Private Outdoor Living Space	160 sq. ft./ unit	≥ 160 sq. ft./ unit	No Change
Lot Coverage -Building -Paving/Driveway -Landscaping	N/A N/A N/A	5,899 sq. ft. 29.4% 4,056 sq. ft 20.2% 10,125 sq. ft. 50.4%	No Changes

The proposed project would meet the requirements of the R-2 Zone.

VI. ISSUES

A. DESIGN REVIEW

This project was reviewed by the Architectural Board of Review (ABR) on two separate occasions (meeting minutes are attached as Exhibit D). On March 13, 2006, the ABR stated the following: 1) The buildings and landscaping are well maintained with clearly defined private entrances. 2) Regarding the requirement for private outdoor living space for Unit #1 of the project, the Board finds that the separation of a defined private space with additional hedges is detrimental to the project as a whole. 3) The applicant shall screen the dumpster with an enclosure.

In response to the ABR comments, the applicant removed the proposed hedges adjacent to Unit 1's private outdoor living space and is proposing a new redwood trash enclosure.

B. COMPLIANCE WITH THE GENERAL PLAN

Land Use Element: The Land Use Element of the General Plan describes the project site as being located within the East Side neighborhood of the City. The General Plan calls for a density of twelve dwelling units per acre throughout most of this neighborhood, and recognizes that, even though most of this neighborhood is zoned R-2, a large portion of the area is developed with single-family homes on small lots. The General Plan seeks to preserve the areas in the northeast of the neighborhood in particular, with a density of five dwelling units per acre in order to provide an area for moderate-cost, single-family housing situated within walking distance to both shopping and employment areas. The proposed project site is located in an area that is mixed with single-family homes, duplexes and multi-family dwelling units, and the project would be consistent with development allowed by the land use designation.

Housing Element: Santa Barbara has very little vacant or available land for new infill residential development and, therefore, the City has supported build-out of housing units in the City's urban areas where individual projects are deemed appropriate and compatible. The proposed condominium conversion would provide for homeowner opportunities in a neighborhood with close proximity to employment and commercial opportunities.

A goal of the Housing Element is to assist in the production of new housing opportunities, through the public and private sector, which vary sufficiently in type and affordability to meet the needs of all economic and social groups. The proposed project contains five average sized units that would not be restricted to low- or moderate-income households. The City provisions for inclusionary zoning only apply to projects that involve ten or more units.

C. CONDOMINIUM CONVERSIONS

Maximum Number of Conversions: Projects that involve conversions of five or more units must comply with SBMC §28.88.130, which regulates the maximum number of conversions that can be approved during a calendar year. These types of projects must be deemed complete between January 2nd and March 30th of the year that they are to be considered by the Planning Commission. If more than a cumulative total of 50 units, involving projects with five or more units each, are deemed complete during this time period, the Planning Commission is required to schedule an allocation hearing in either April or May to determine which projects could proceed in that calendar year.

This year only one other applicable project, with five units, was deemed complete by March 30th; therefore, an allocation hearing is not required. The evaluation system set forth in the procedures for processing condominium conversions (see Exhibit E) is to be used as a guide even when the total number of units is less than 50. Staff determined that the proposed project would receive a total of 22 points out of a possible 100. Only 10 points are required to meet minimum Ordinance requirements. It is important to note that all of the minimum Zoning Ordinance requirements for physical standards are met, and that more than the minimum requirements for physical standards are provided for four out of the six required items listed in the Evaluation System. Further, 70 out of the 100 possible points include providing provisions associated with tenants and affordability measures that are not required by the Zoning Ordinance; none of which are currently proposed.

Because all of the required physical standards are being met and/ or exceeded, no exceptions per SBMC §28.88.040.N, are requested, and no affordability requirements are applicable to this project, Staff is supportive of the conversion of the five units to condominiums.

D. ENVIRONMENTAL REVIEW

Staff has determined that the project is exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15301, Existing Facilities, for the division of existing residences into common interest ownership.

VII. FINDINGS

The Planning Commission finds the following:

A. THE TENTATIVE MAP (SBMC §27.07.100)

The Tentative Subdivision Map is consistent with the General Plan and the Zoning Ordinance of the City of Santa Barbara. The site is physically suitable for the existing development, the project is consistent with the density provisions of the Municipal Code and the General Plan, and the proposed use is consistent with the vision for this neighborhood of the General Plan. The design of the project will not cause substantial

environmental damage, and associated improvements will not cause serious public health problems.

B. CONDOMINIUM CONVERSION (SBMC §28.88.120)

1. All provisions of the Condominium Conversion Ordinance are met and the project will not be detrimental to the health, safety, and general welfare of the community.
2. The proposed conversion is consistent with the General Plan of the City of Santa Barbara and with the density requirement of its Land Use Element.
3. The proposed conversion will conform to the Santa Barbara Municipal Code in effect at the time the application was deemed complete, except as otherwise provided in the Condominium Conversion Ordinance.
4. The overall design (including project amenities) and physical condition of the conversion will result in a project, which is aesthetically attractive, safe, and of quality construction.
5. The units have not been "affordable rental units"; therefore, affordability restrictions do not apply to the project.
6. The project meets the requirements of Section 28.88.130.
7. The Applicant has not engaged in coercive retaliatory action regarding the tenants after the submittal of the first application for City review through the date of approval.
8. The owner has made a reasonable effort to assist those tenants wishing to purchase their units for purposes of minimizing the direct effect on the rental housing market created by relocating such tenants.

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, dated November 1, 2005
- D. ABR Minutes
- E. Condominium Conversion Evaluation

PLANNING COMMISSION CONDITIONS OF APPROVAL

33 S. SOLEDAD ST. (INCLUDES 29 S. SOLEDAD ST, UNITS A AND B, 1209 AND 1211 CARPINTERIA ST)
TENTATIVE SUBDIVISION MAP AND CONDOMINIUM CONVERSION PERMIT
MAY 11, 2006

In consideration of the project approval granted by the Planning Commission and for the benefit of the owners and occupants of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession and enjoyment of the Real Property:

- A. **Recorded Agreement.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the Owner shall execute an "Agreement Relating to Subdivision Map Conditions Imposed on Real Property", which shall be reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following
1. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural water courses, conduits and any access road, as appropriate. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to the Real Property or any adjoining property.
 2. **Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats or trailers shall be stored on the Real Property.
 3. **Approved Development.** The development of the Real Property approved by the Planning Commission on May 11, 2006 is limited to the conversion of five residential units to condominiums and the improvements shown on the plans signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.
 4. **Required Private Covenants.** The Owners shall record in the official records of Santa Barbara County either private covenants, a reciprocal easement agreement, or a similar agreement which, among other things, shall provide for all of the following:
 - a. **Common Area Maintenance.** An express method for the appropriate and regular maintenance of the common areas, common access ways, common utilities and other similar shared or common facilities or improvements of the development, which methodology shall also provide for an appropriate cost-sharing of such regular maintenance among the various owners of the condominium parcels.
 - b. **Garages Available for Parking.** A covenant that includes a requirement that all garages be kept open and available for the parking of vehicles owned by the residents of the property in the manner for which the garages were designed and permitted.

- c. **Landscape Maintenance.** A covenant that provides that the landscaping shown on the approved Landscaping Plan shall be maintained and preserved at all times in accordance with the Plan.
 - d. **Trash and Recycling.** A covenant that includes a requirement that adequate space shall be provided and maintained for trash and recycling purposes.
 - e. **Covenant Enforcement.** A covenant that permits each owner to contractually enforce the terms of the private covenants, reciprocal easement agreement, or similar agreement required by this condition.
- B. **Design Review.** The following are subject to the review and approval of the Architectural Board of Review (ABR) prior to the issuance of a building permit or public works permit (as applicable):
 - 1. **Trash and Recycling Containers.** Trash enclosure areas for trash and recycling containers shall be provided on the Real Property and screened from view from surrounding properties and the street. Provide equal sized containers for both trash and recycling.
 - 2. **Landscape Plan.** Plans showing the existing and any proposed landscaping.
 - 3. **Lighting.** Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance. No floodlights shall be allowed. Exterior lighting shall be directed toward the ground.
- C. **Public Works Requirements Prior to Building Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following to the Public Works Department for review and approval, prior to the issuance of a Building Permit for the project:
 - 1. **Street Public Improvements.** The Owner shall submit building plans for construction of improvements along the subject property road frontage on Soledad and Carpinteria Streets. Saw-but and replace to City standards all cracked and/or uplifted sidewalk, construct new Type 2 driveway apron modified to meet Title 24 requirements, apply crack seal to the centerline of the street along entire subject property frontage, underground service utilities, slot/trench drains on the private property at two driveways (one on Carpinteria Street and one on Soledad Street), two new curb drain outlets (one on Carpinteria Street and one on Soledad Street), supply and install one new 24" box Jacaranda City street tree on Soledad Street, and provide adequate positive drainage from site. The building plans shall be prepared by a registered civil engineer or licensed architect and reviewed by the City Engineer.
 - 2. **Hydrology Calculations.** All drainage conveyance systems shall be designed to convey the 25-year storm event. If additional drainage conveyance structures are needed based on the review of the results of the hydrology calculations, the improvements shall be constructed prior to Certificate of Occupancy, prior to

obtaining the Condo Conversion Permit from Building and Safety, and prior to recordation of the Final Map, at the sole expense of the Owner.

3. **Storm Water Quality Control.** The Owner shall maintain the on-site drainage system, storm drain water interceptor and other storm water pollution control devices in accordance with the Operations and Maintenance Procedure Plan approved by the Building Official.
- D. **Public Works Submittal Prior to Final Map Recordation.** Owners shall submit the following or evidence of completion of the following to the Public Works Department prior to the recordation of the Final Map.
1. **Certificate of Occupancy for Physical Standards for Condominium Conversions.** Owner shall complete all necessary work in order to comply with the Physical Standards for Condominium Conversions specified in SBMC § 28.88.040 of the Municipal Code and receive a final certification of occupancy for such work.
 2. **Building Permit Required for Conversion.** Evidence that a conversion permit has been issued for the conversion of the five residential units to condominiums.
 3. **Water Rights Assignment.** Owners shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property. This assignment of rights shall not include a right of surface entry on or from the Real Property. Said assignment and any related agreements are subject to the review and approval of the City Attorney and the City Public Works Director. The City shall record this agreement in the Office of the County Recorder concurrent with the Final Map.
 4. **Final Map Preparation.** Owners shall submit a Final Map to the Public Works Department acceptable for recordation. The Final Map shall be prepared by a licensed land surveyor or registered civil engineer in conformance with current Subdivision Map Act and in conformance with the requirements of the City Survey Control Ordinance.
 5. **Conditions on Plans/Signatures.** All Planning Commission Conditions of Approval shall be provided on a full size drawing sheet as part of the drawing sets. A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

Property Owner		Date
Contractor	Date	License No.
Architect	Date	License No.
Engineer	Date	License No.

E. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy for the condominium conversion permit, the Owners of the Real Property shall submit the following or evidence of completion of the following to the Public Works Department:

1. Recordation of Final Map.
2. Recordation of the Agreement Relating to Subdivision Map Conditions Imposed on Real Property.
3. Recordation of Private Covenants.
4. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, etc.) subject to the review and approval of the Public Works Department. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of the City Arborist.
5. **Backflow Device.** Provide an approved backflow device for the irrigation meter, placed on the property side of consumer's service pursuant to SBMC §14.20.120.
6. **Complete Public Improvements.** Public improvements constructed as shown on the building plans.

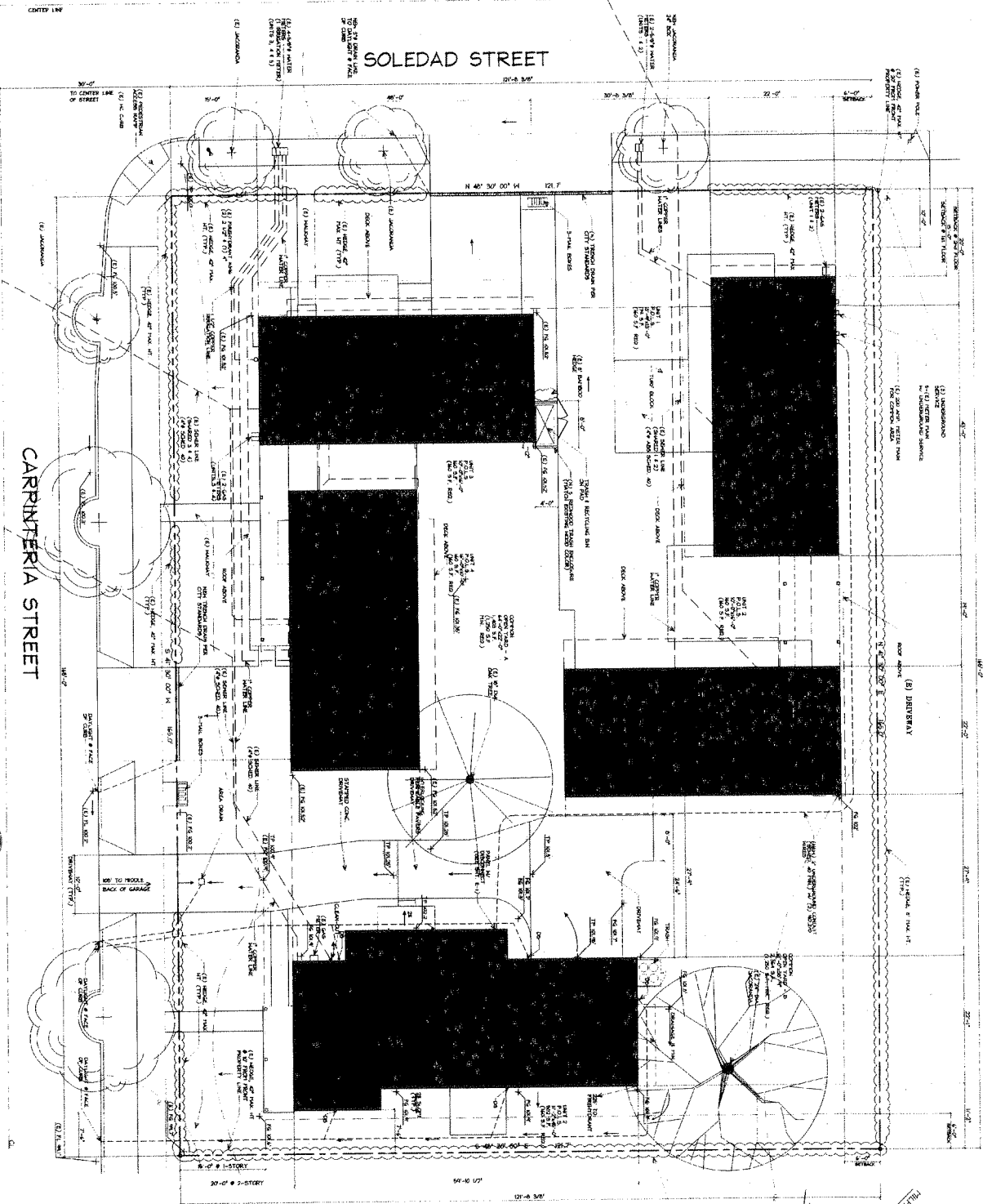
F. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of the City Council denial of the appeal and approval of the Project. These commitments of defense and indemnification are material conditions of the approval of the

Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses and costs of that independent defense.

**NOTICE OF TENTATIVE SUBDIVISION MAP AND CONDOMINIUM CONVERSION
TIME LIMITS:**

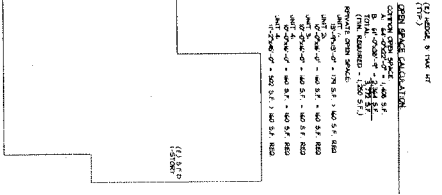
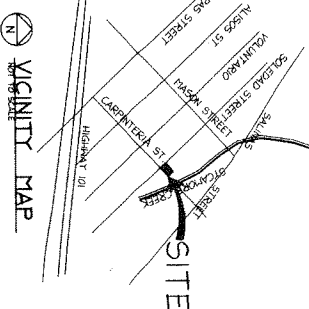
The Planning Commission's action approving the Tentative Map shall expire two (2) years from the date of approval. The subdivider may request an extension of this time period in accordance with Santa Barbara Municipal Code §27.07.110 or the provisions of the California Subdivision Map Act.



REFERENCE



SITE PLAN
SCALE: 1/8" = 1'-0"



CONSTRUCTION NOTES:

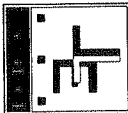
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
2. ALL UTILITIES SHALL BE DEPTH MARKED PRIOR TO CONSTRUCTION.
3. ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT REMOVED UNLESS OTHERWISE NOTED.
4. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
5. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
6. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED BUDGET.
7. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED QUALITY STANDARDS.
8. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED SAFETY STANDARDS.
9. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED ENVIRONMENTAL STANDARDS.
10. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED HISTORIC PRESERVATION STANDARDS.

PERMITTING AND REGULATORY AGENCIES:

- 1. CITY OF SAN JOSE, CALIFORNIA
- 2. CALIFORNIA DEPARTMENT OF PUBLIC WORKS
- 3. CALIFORNIA DEPARTMENT OF WATER RESOURCES
- 4. CALIFORNIA DEPARTMENT OF AGRICULTURE
- 5. CALIFORNIA DEPARTMENT OF FOREST RESOURCES
- 6. CALIFORNIA DEPARTMENT OF PARKS AND RECREATION
- 7. CALIFORNIA DEPARTMENT OF HISTORIC PRESERVATION
- 8. CALIFORNIA DEPARTMENT OF ENVIRONMENTAL AFFAIRS
- 9. CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS
- 10. CALIFORNIA DEPARTMENT OF LABOR

Los Jardines de Soledad

EXHIBIT B



ARCHITECT
PLANNING
MANAGEMENT
J.E. ARCHITECTURE, PLANNING, MANAGEMENT
300 ANACAPA STREET
SUITE 20
SANTA BARBARA
CALIFORNIA 93101
(805) 881-6000
FAX (805) 881-6001

Jose Luis Esparza, AIA
Architect

RECEIVED

NOV 1 2005

CITY OF SANTA BARBARA
PLANNING DIVISION

To: Planning Commission,
City of Santa Barbara

Re: 33 S. Soledad Street, Santa Barbara, CA.
Accessor's Parcel Number: 017-183-012
Owner: Carlos P. Adame & Evelia G. Adame, Trust of
the Adame Family Trust, September 2, 1998

Date: November 1, 2005

Dear Planning Commission,

On behalf of the owner, I am requesting review the project to convert 5 existing apartments into condominiums at 33 S. Soledad Street, Santa Barbara, California. The project consists of two duplexes and a detached single unit. Units 1 though 4 have the same square footage, 1,506 s.f living and 469 s.f. garage. The detached unit #5 has 2,164 s.f. living and a 555 s.f. garage. Each of the five units has 3-bedrooms and a 2-car garage.

The project is appropriate to the site and neighborhood and all five units have been review and approved by ABR. The residential use is being maintained and no new living space is being proposed as part of this application. The lot is 20,080 s.f. The required lot area for (5) 3-bedroom units is 17,500 s.f. The lot meets the density by 580 s.f. No grading is being proposed.

The proposed change from apartments to condominiums will not effect the number of existing units or the short term occupants. It will however allow the owners to sell the units independently in the future. This is will allow financial flexibility over the property.

Drainage of the property has been designed and will only be altered by adding trench drains at existing driveways that sheet flow water over sidewalk. The existing property has been carefully landscaped with the approval of the ABR. The property has a 1% min. slope to the public right of way with some areas being drained with area drains. No grading is being proposed with this application:

Under Building Footprint:

Fill:	0 c.y.
Cut:	0 c.y.
Import:	0 c.y.

232 Anacapa St., Suite 2D, Santa Barbara CA 93101, Phone 805 883-1600 FAX 805 883-1601
Members: American Institute of Architects

Outside of Building Footprint:

Fill:	10 c.y.
Cut:	0 c.y.
Export:	0 c.y.

Grading Totals:

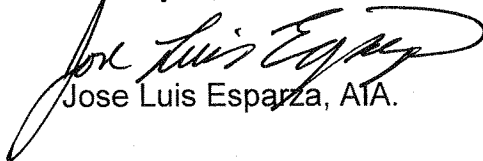
Fill:	0 c.y.
Cut:	0 c.y.
Import:	0 c.y.

The properties immediately adjacent and across the street from the project site are all residential. There are apartment building to the North-West, single family residences to the North-East, single family residences to the South-East and South-West.

- The proposed project does not require exterior changes.
- The project will not create smoke or odors.
- The project will not create new noise sources.
- The project will not involve use or disposal of hazardous materials.
- The buildings have been designed with the assistance of a soils report and it can be provided as needed.
- No archeological resource have been found on the property. Phase 1 Archeological report exists on the property as part of the permit process for the existing units.
- There are no known easements or recreation trails on this property.

Please call if you have any questions, (805) 570-7056.

Thank you,



Jose Luis Esparza, AIA.

Architectural Board of Review Minutes for 33 S. Soledad

December 12, 2005

Motion: Continued indefinitely with the following comments:

1) The applicant is to return with photo-documentation internal to the site and the relative private outdoor spaces. 2) The Board would like to see documentation of the proposed alterations to primary units, 1, 3, 4, specifically, the laundry rooms and the change in architecture. 3) Please provide documentation of screening to the trash enclosure as seen from the occupant areas and the street front.

Action:Wienke/Bartlett, 7/0/0.

March 13, 2006

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) The buildings and landscaping are well maintained with clearly defined private entrances. 2) Regarding the requirement for private outdoor living space on Unit #1 of the project, the Board finds that the separation of a defined private space with additional hedges is detrimental to the project as a whole. 3) The applicant shall screen the dumpster with an enclosure.

Action:Manson-Hing/Sherry, 5/0/0 (Romano, LeCron, and Wienke absent).

CONDOMINIUM CONVERSION EVALUATION SYSTEM

	POINTS POSSIBLE	POINTS RECEIVED
A. PHYSICAL STANDARDS		
1. <u>Unit Size</u> Meets ordinance requirements Substantially exceeds ordinance requirements	5 (1) (4)	5
2. <u>Utility Metering</u> Meets ordinance requirements for separate metering of all utilities Exception to requirements requested	2 (2) (0)	2
3. <u>Private Storage Space</u> Meets ordinance requirements Substantially more than 200 cubic feet provided	4 (2) (2)	3
4. <u>Laundry Facilities</u> Meets ordinance requirements Provisions beyond minimum	3 (2) (1)	3
5. <u>Open Space</u> Meets ordinance requirements Provisions beyond minimum including additional private open space, additional common open space that is useable and accessible to occupants, common recreation facilities and/or permanent open space to preserve unique and/or natural features with extra emphasis on additional useable and accessible open space for families when units include greater numbers of bedrooms.	5 (1) (4)	5
6. <u>Parking Standards</u> Meets ordinance requirements Provisions beyond minimum including additional assigned parking, covered parking for each unit, guest parking, bicycle parking facilities or other provisions.	5 (2) (3)	4
7. <u>Additional Provisions</u> Provisions beyond minimum for energy or water conservation, improvements to existing structures and/or landscaping or other provisions.	6	0
SUB-TOTAL SECTION A	30	22

	POINTS POSSIBLE	POINTS RECEIVED
B. TENANT PROVISIONS		
1. <u>Tenant's Right to Purchase</u> Provisions beyond minimum including sales prices affordable to existing tenants, special financing arrangements and other provisions.	10	
2. <u>Vacation of Units</u> Provisions beyond minimum including supplying professional relocation assistance and other provisions.	5	
3. <u>Increase in Rents</u> Provisions beyond minimum including smaller than allowed rent increases, no rent increases or other provisions.	5	
4. <u>Moving Expenses</u> Provisions beyond minimum including payment of actual expenses up to a stated maximum or other provisions.	5	
5. <u>Additional Provisions</u>	5	
SUB-TOTAL SECTION B	30	0

C. AFFORDABILITY		
1. A portion of the units are held as rental units with long-term leases at affordable rates.	10	
2. A portion of the units, beyond those required by ordinance, are targeted for sale to households with incomes at 120% of median income in perpetuity.	10	
3. A portion of the units are targeted for sale to households with incomes of less than 120% of the median income in perpetuity.	10	
4. Other affordable housing provisions.	10	
SUB-TOTAL SECTION C	40	0

SUB-TOTAL SECTION A	30	22
SUB-TOTAL SECTION B	30	0
SUB-TOTAL SECTION C	40	0
GRAND TOTAL	100	22